



Town of Merrimack, New Hampshire

Community Development Department
6 Baboosic Lake Road
Town Hall - Lower level - East Wing

603 424-3531
Fax 603 424-1408
www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

MERRIMACK PLANNING BOARD AGENDA FOR TUESDAY, APRIL 4, 2023 MATTHEW THORNTON ROOM 6:30 P.M.

(clicking on a link in **blue text** will display the staff report for the selected application, clicking a link in **green text** will display a Google Map photo of the site location)

1. Call to Order
2. Planning & Zoning Administrator's Report
3. **Consent Agenda**
 - a. *Extension request: Crows Nest Circle Warehouse (#PB2021-29)*
4. **S.J. Torres (applicant) and Orrin H. Connell Family Trust (owner)** – Continued review for consideration of a waiver of full site plan review to permit a variety of temporary “event” uses on site. The parcel is located at 454 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation, Elderly Housing, and Town Center Overlay Districts. [Tax Map 5D-4, Lot 54](#). PB2022-46. *This item is continued from the December 6 & December 20, 2022, & January 17, and February 21, and March 21, 2023 Planning Board Meetings.* – **Request Continuance to April 18, 2023**
5. **McDonald's USA, LLC (applicant) and CP Merrimack, LLC (owner)** – Continued review for consideration of a waiver of full site plan to reconfigure the existing single order point drive-thru with a dual order point configuration. The parcel is located at 9 Dobson Way in the C-2 (General Commercial) & Aquifer Conservation Districts, and Wellhead Protection Area. [Tax Map 4D-, Lot 054-03](#). Case #PB2022-47. *This item is continued from the December 6, 2022, January 17, February 21, and March 21, 2023 Planning Board Meetings.* – **Request Continuance to April 18, 2023**
6. **Mast Road, LLC (applicant/owner)** – [Continued review for consideration of a waiver of full site plan to permit a Contractor's Yard](#). The parcel is located at Crow's Nest Circle in the I-1 (Industrial) & Aquifer Conservation Districts. [Tax Map 2D, Lot 21-02](#). Case # PB2023-09. *This item is continued from the March 7, and March 21, 2023 Planning Board Meetings.*
7. **Bill Lastowka (applicant) and William P. Lastowka Revocable Trust and Joan A. Lester Revocable Trust (owners)** - [Review for acceptance and consideration of a consolidation, lot line adjustment and 4 lot subdivision resulting in a total of 2 new residential building lots](#). The parcels are located at 88, 90, and 94 Amherst Road in the R-1 and R-2 (Residential, by soils) & Aquifer Conservation Districts. [Tax Map 4C, Lots 458-460](#). Case PB2023-12
8. **Merrimack Parcel A, LLC (applicant) and Merrimack Parcel A, LLC and Slate Merrimack Acquisition, LLC (owners)** – [Review for consideration of an amendment to a previously approved Mixed Use Development Conditional Use Permit, calling for the replacement of](#)

[93,720 s.f. of office space, 37,400 s.f. of retail, 15,800 s.f. of restaurant space and a 5,000 s.f. event center as part of Phase II with 178 multi-family residential units, 5,000 s.f. of office space, 7,400 s.f. of retail space, 8,000 s.f. of restaurant space, and an increase of the 7,600 s.f. of restaurant space approved as part of Phase I to 8,000 s.f. as well as a reduction of the 120-room hotel approved as part of Phase I to 110 rooms.](#) The parcels are located at 1, 2, 3 and 4 Lexington Court in the I-2 (Industrial) & Aquifer Conservation Districts and Wellhead Protection Area. [Tax Map 3C, Lots 191-2U1-191-2U4.](#) Case # PB2023-05.

9. Discussion/possible action regarding other items of concern

10. Approval of Minutes — March 21, 2023

11. Adjourn

Copies of application materials are available at the Community Development Department office in the Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. The Matthew Thornton Room at Town Hall is accessible to the disabled. Persons requiring special arrangements are encouraged to call 424-3531 at least 48 hours in advance. It is the policy of the Board not to take up any new business after 10:30 P.M. and to adjourn by 11:00 P.M.

(Posted March 24, 2023)